

COMMITTEE ON JOINT SCHOOL BUILDINGS

November 22, 2005

7:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Member Herbert, Langton, Beaudry, Kelley (late) and Aldermen Roy, DeVries, Garrity and Thibault

Absent: School Committee Member Perry, Alderman Porter

Messrs.: T. Clougherty, A. Jefferson, K. Foley

Update on the School Facilities Improvement Project.

Tim Clougherty, Chief Facilities Manager, stated we will have Allan Jefferson update us on the progress through this past month and Kevin Foley with Gilbane will highlight some of the upcoming events for the next few months.

Allan Jefferson, DMJM, stated Central, Memorial, Hillside, Southside and West are pretty much in various stages of punchlisting activities. Some of the major things that have been completed in the last month are the gymnasium painting was completed at Central and the new boiler installation at Memorial. Ongoing final mechanical/electrical/plumbing work at the elementary schools. That includes Bakersville, Wilson, Beech, and McDonough. Primarily MEP installation, ceiling grid installation at Bakersville and stair rubber installation was completed this month. At McDonough the curtainwall replacement is nearly complete. Also this month we are pretty much at status quo relative to safety meetings. OCIP enrollment is ongoing. We are having weekly project status meetings with the City, Gilbane and DMJM. We are having on-site inspections by the Building and Fire Departments when needed. With that, I will turn it over to Kevin.

Kevin Foley, Gilbane, stated in terms of upcoming activities, Central High School we have ongoing punchlist activities that will be occupying next month. We should be installing the gates for the side of the James Building that closes in the courtyard and we are looking to start the War Memorial this week or next week. The key word at Central is punchlist. At West High School we are continuing the interior painting and punchlisting the building. We are working on getting the

work done. We have some ongoing MEP work down in the basement. That is West High School. At Memorial the new boiler installation is ongoing. We placed the second boiler in the building last week. Getting it up and running is the next step. We are continuing interior MEP work and ductwork and that type of thing. Painting and again punchlist. That is the key word at this time for most schools. We are looking at writing the punchlists with the help of DMJM and working on the lists themselves to reduce them. At Hillside we are trying to get the MEP equipment finalized and again the punchlist. The same thing at Southside. MST is down to a few punchlist items. Parkside Middle School is down to punchlisting. At Wilson Elementary we are hoping to start up the mechanical equipment this week. The weather has not cooperated with us. We have three schools to start up the mechanical equipment on – Beech, Wilson and Bakersville. Beech and Wilson are outside. We were scheduled to do it today but unfortunately the weather prohibited that from happening so we are rescheduling that. Other than that at Wilson we have done our electrical change over. We have just about finished the ceiling and the painter is trying to complete his work so we can start the punchlist operation there. At Beech Street Elementary School the ceiling grid is installed on the upper floors. We are working on the basement now installing the ceiling grid and trying to finish out the duct work on the inside of the building. If the weather would ever break we would get to installing the sound attenuators and tying the ductwork into the units on the roof. As I said before we are looking to start up those units so we can get ventilation going in that building. At McDonough Elementary School we are down to the punchlist on the curtainwall and we are trying to get the interior painting completed. We are also working on the mechanical completion. In essence that is where we stand. Next month mostly consists of trying to get these schools narrowed down to manageable punchlists.

Mr. Clougherty stated I have an update on some of the other things that came up last month or in previous months. The brick at Memorial High School we are going to be getting a proposal on that. The guardrail that was contemplated on the West Side of the building for the safety muster area has been completed so we were able to do that before the frost. That is all done now and was done through the Highway Department. The funding for work that was reported at one of the classrooms at Wilson Elementary School is being looked into. We are going to be tearing up some of that floor probably over Christmas vacation. We think the issue is not an isolated small issue so we want to make sure we fully address what the root of the problem is. The inoperable windows that were brought up at Bakersville by the principal, Gilbane is working on that and they should be installed in the future. We are also continuing to evaluate the data that we have regarding the flooring at Central High School and the deficiencies that were identified and noted there and hope to be bringing something forward to the Committee in the early part of 2006. With that I will entertain any questions.

Alderman Roy asked on Change Order #19, CCA #200107 and the one directly below it is there a square footage or is there some back-up material. It seems like a hefty price for removing and installing new sealant.

Mr. Clougherty answered that is for every window at the school.

Alderman Roy asked every window at both schools.

Mr. Clougherty answered yes. We evaluated the price. It is not really square footage when you look at sealant, it is linear footage and this is a pretty fair number. I know we went back and forth on this.

Chairman Herbert stated just so I understand that on Change Order #19 it just lists a bunch of schools. Am I looking at the right place and then you had another number, what was it 110...

Alderman Roy interjected if you look at page 20 of the agenda or the 20th page of the agenda it lists partial descriptions of each school and it references the change request and the dollar amount that was attached to each job.

Chairman Herbert asked and the number that you were referencing.

Alderman Roy answered $\frac{3}{4}$ of the way down on that page is 200107 and 210111.

Mr. Clougherty stated those are internal control numbers that we use.

Chairman Herbert stated just to further clarify on Page 11 of 18 there are change orders that go down to #19. Those CO's is that what those mean?

Mr. Clougherty stated yes that is the summary sheet and the sheet that Alderman Roy was referring to is the actual change order. If you recall about six months ago it was asked that we give you copies of the entire change orders and we don't number the pages like that.

Chairman Herbert stated I thought I heard you say Change Order #19 so I automatically...it is on Page 11 of 18 and that is what kind of confused me. I didn't catch the other numbers but that is all I was asking. I was trying to identify what he was talking about.

Alderman DeVries stated I apologize if I missed this earlier but it says concrete repairs for Central High. That seems to be an ongoing issue.

Mr. Clougherty responded it is ongoing. I just got an e-mail this week that they were going to be doing it this week. Are you talking about the plaza deck?

Alderman DeVries replied yes.

Mr. Clougherty stated they were doing the vertical elevations prior to that and they are working on the cracks.

Alderman DeVries responded by the vertical elevations you mean the uprights and they are coming down on the wall.

Mr. Clougherty stated there is the wall along Beech and the walls along the stairways. Those were completed and they are addressing the cracks in the floor.

Alderman Garrity asked the update for the access for the fire apparatus at Memorial High School. Is that complete? We were doing some paving so the apparatus could come down.

Mr. Clougherty answered yes that is all done. I reported that earlier.

Alderman Garrity asked did that come in on budget.

Mr. Clougherty answered I don't have the final cost on that but it was within the cost that I had relayed to the Committee. Well within it. I can't remember exactly what I had reported. I will make sure you get final numbers for that next month.

Alderman Garrity stated from what I was told that was done on an overtime basis is that correct.

Mr. Clougherty responded yes it was.

Alderman Garrity asked is there is a reason why.

Mr. Clougherty answered because that was more economical than going to an outside contractor. We used our in house labor.

School Committee Member Beaudry stated Memorial High School, the football lockers, have they been...I noticed on the sheet that it said there was an acquisition for them but are they in. What is the status on that?

Mr. Jefferson stated we are in the process of getting actual quotes from vendors. We had a couple of quotes and part of the issue we had was getting a number for someone to install the lockers.

School Committee Member Beaudry asked so as far as that locker room right now it is basically done other than the lockers. I noticed there was something with the floor too. You have to resurface the floor or something but the bathrooms and everything are accessible and up and running?

Mr. Clougherty answered the bathrooms are up and running. We had some contractual issues that we worked out with Gilbane regarding the floor and ceilings and the walls. Like Allan reported, when we got the number from the vendor and I forget who it was but the number that was used didn't include any labor to install them. Like Allan said these things come in like 30 pieces. Thirty pieces times fifty lockers is a heck of a lot of labor so we have been trying to work things out so that we can stay within the parameters that we identified. Like I said, the floor is getting done, the bathrooms are done and we are going to get the lockers in as soon as possible.

School Committee Member Beaudry stated well if you need a volunteer I will volunteer to put the lockers together if other people want to help.

Chairman Herbert asked on the parameters, the parameters you mentioned were in terms of cost right.

Mr. Clougherty answered yes.

Chairman Herbert asked is that a parameter that this Committee set.

Mr. Clougherty answered I believe we gave a range at the time. We estimated that there were 50 lockers at \$300/piece or something like that and we said it would be right around \$15,000. We wanted to try to stay as close to that as we possibly could while still accommodating the labor component that wasn't previously included.

Chairman Herbert asked so that \$15,000 limit is that going to goof it up in any way, shape or form.

Mr. Clougherty answered no. We can work with it. There was some stuff that we had that we worked with Gilbane because we were putting in lockers we had also specified ceramic tile on the walls in the locker area and obviously if we are covering all of the walls with lockers we don't need ceramic tile so we worked out a contractual concession with Gilbane to recoup some of those costs so we can offset that labor.

School Committee Member Beaudry stated I was over at Central for the Veteran's Day ceremony and the teacher brought me up to the second floor of the Practical Arts Building and a lot of the lights, the lenses are missing on the lights. Now there is finger pointing as to whether Gilbane took the lenses off to work up there or Aramark but the lenses are missing.

Mr. Clougherty asked was that in the hallways or the classrooms.

School Committee Member Beaudry stated some of the classrooms but predominantly in the hallways. What I saw was the second floor on the Beech Street side stairwells. Once you go into the first entranceway start looking up and you can see all of the lights are missing the lenses on them. As far as the stairs in the courtyard at Central, where the stairs weren't compacted properly...to me it wasn't compacted properly because you can look at the riser of the stair and the rocks are showing. What are they going to eventually do with that because over time that is going to deteriorate and once those rocks start breaking down the stairs are going to start breaking down.

Mr. Clougherty responded it is actually vibration that causes the aggregate to come to the surface – excessive vibrations. I am personally aware of that situation. I know that you are probably looking at the stairwell that goes to the West Side of the Classical Arts Building.

School Committee Member Beaudry replied correct.

Mr. Clougherty stated I don't know exactly what the status is at this point. I know as I reported earlier that they are working on the vertical surfaces. I would move that in with the vertical surfaces and once Gilbane tells us that they are done in the courtyard we will go back and take a look at it but that was one of the particular areas that I was concerned with as well. We will make sure that it is addressed. There are methods that can be used – different concrete coatings and grouts and things like that can be used to fix that condition.

School Committee Member Beaudry asked is there any update on the water leaks at Bakersville School. I was over there yesterday talking to the principal. Apparently they tried to get a lift to go up and look at the parapet up there and the lift didn't work so I don't know exactly what happened. They haven't checked it out but apparently the leaks have not been repaired as of yet and the stairwell on the North side, the window, I guess they blame the mason but I don't know if there have been any repairs. I didn't go back today and with all of this rain I don't know if it is still leaking but it is her understanding that apparently the construction workers couldn't get the lift to work. They didn't know exactly what happened after that. Do you have an update on that today? Somebody was saying

that the bricks were porous because of the sandblasting on the face of the bricks. Is that a factual statement? What is the status over there?

Mr. Clougherty stated I will let Kevin Foley give you a status.

Mr. Foley stated we actually did get the lift working that night. We were up there for about three hours. We brought up lights because it got dark. On the East side of the building we examined every joint in the area that was experiencing the water. We did not see anything obvious that would say this is why the water is getting in there. There are no holes in the joints. There are no holes in the masonry. At this point we are at a loss as to how it gets there. We have been talking with the architect about some cures for brick that does bleed. Brick is porous material. This is a solid white wall so after several days of rain, which is what we had the last time it was leaking, the wind blows and it starts coming through the brick on the inside. There are materials that you can surface apply. They do require maintenance and that is why we are consulting with the architect about that in terms of longevity. If you spray it on this year are you going to have to spray it on 10 years from now or 5 years from now and that type of thing. So there is nothing obvious that is going on as to why that is leaking like that. The bricks were not sandblasted. All we did was cut the joints out and reseal the joints. Those bricks are old. They do have a lot of little cracks in them from years of weathering but there is nothing really obvious that says oh here is the problem. On the North side there was a joint that was open and the mason went back and fixed it. We are testing it now and we find that we do still have a leak there tonight. It didn't leak yesterday but it is leaking tonight. Obviously, we have to get back up on the North side. The leak that we had on the North side is barely dripping tonight so they made some progress on fixing that. We still have the issue and we are working on trying to come up with a resolution to it.

School Committee Member Beaudry stated also at Bakersville School the board that goes around the walls in the classrooms and in the principal's office they missed sections of the walls. They did two walls and left a whole wall. As soon as you walk up that second floor coming from the main entrance on the Elm Street side and go into that first classroom if you look on the wall to the immediate right there is no mopboard but there is mopboard on the wall to the left and the wall where the radiator is. You go into the principal's office and it is the same way. You look at the door that exits into the hallway from the principal's office. There is rubber mopboard on the right hand side and nothing on the left-hand side. I don't know who installed it but they didn't move things I guess and they just put it up wherever there was availability to the wall it seems.

Mr. Foley responded in some of the cases it was clearly missed and we have been working to get the subcontractor back there. He has been showing up on spotting

nights to do some work. In other cases you have a wood baseboard there rather than a piece of new baseboard and we painted the old existing wood baseboard. It would make no sense to put the rubber baseboard over the existing wood baseboard.

School Committee Member Beaudry stated that is what they did throughout the building though. That is the thing that I thought was kind of strange. You had a beautiful 6" hardwood baseboard that they could have painted and it would have looked nice. Instead what they did is they painted it and then they put a 4" rubber board over the hardwood board.

Mr. Foley responded it all depended on the existing condition and how it looked. I think we followed some standards but then again we haven't completely punched the building out yet and Allan and Tim are making notes now so we will be looking at it.

Mr. Clougherty stated we are not done over there. We haven't even thought about going over there and putting together a comprehensive punchlist.

School Committee Member Beaudry stated I know I have raised this issue before, Tim, but is there anyway that the floors that weren't done, that ceramic floor or whatever type of tile it is made of but the second floor out in front of the office area be either pressure washed or do something to try to make that look suitable. Where the bubbler is there was a radiator system that was there where the radiator was dripping and the rust permeated the floor. We have nice shiny walls and everything is nice and the floor looks pretty bad. I don't know if steam cleaning can be done or something to clean that floor.

Mr. Clougherty asked the area where the ceramic tile is.

School Committee Member Beaudry answered yes. The second floor in the corridor.

Mr. Clougherty responded I will look into that.

School Committee Member Beaudry asked can you enlighten me on what W.B. Mason is throughout this thing on Page 11 of 18. We have a lot of lines that say FF&E W.B. Mason with all of the schools and then on Page 12 of 18 it has W.B. Mason with a bunch of schools. What does that represent?

Mr. Clougherty answered that is fixtures, furniture and equipment. That was a line item in our budget that was to accommodate things like cafeteria tables, chairs,

student desks and chairs, media equipment, science lab equipment – everything to outfit the new additions as well as the renovated areas.

School Committee Member Beaudry stated my final question is how is the HVAC system coming at Highland Goffes Falls School.

Mr. Clougherty responded I don't have any real progress update. We are still working to put together specifications and obtaining quotes on that.

School Committee Member Beaudry stated the only other thing I have to say is about access to the paperwork that I asked you for, Tim. I was looking at the minutes that were sent to us from the last Joint School meeting. I asked several questions on Page 7 about change orders and change of scope. I was a little disappointed that when I asked to get a copy of the contract with Gilbane I was told that I had to go through the Chairman and that it had to be done at a meeting. This is under the Right-To-Know. It should have been accessible to any one of us Board members. As I stated when you said it was 300 pages I would have brought a CD down and had it burned on a CD. I don't want to spend money foolishly but giving Board members access to material and I think it was a miss on the Chairman's point to say that we couldn't get access to this material. Again, it is stuff that we should have as a Board. I don't care who gets it. That isn't my concern – who wants it and who gets it as long as I get a copy so I can look at it and try to make some sense of it but when we are denied access to information that is public information it just seems like there is something to hide. There may not be anything to hide but that is the perception out there and when we get so much resistance to getting paperwork that is requested I don't think that is appropriate and I hope it doesn't happen again. I would hope that my colleagues on the Joint Building Committee agree that when a Committee member asks for something that they get access to it. As far as I am concerned I don't care if it is on a CD or a floppy disk or whatever. I didn't want a hard copy. I just wanted access to the information so I could look at it and I hope that I can get a copy of that before the holiday.

Alderman Garrity asked does Mr. Beaudry need a motion to get that information.

Chairman Herbert answered no he doesn't really need a motion. The reason I wanted him to come forward with the Committee present is because first I want the Committee to understand what is being asked.

Alderman Garrity stated information that is public knowledge right.

Chairman Herbert responded it is a public contract. It is something on the order of 10,000...it is a huge amount of information that is being asked for.

Alderman Garrity replied I understand that but if he is willing to put it on a CD...

Chairman Herbert interjected it can be put on a CD but I want the whole Committee to know that it is being asked for an if anybody on the Committee also wanted the information now is the time to mention it. The information that is being asked for is very comprehensive and extensive. I am not sure why Mr. Beaudry wants that much information but that is his business until he brings it to the public forum. That is why I said I would prefer that he make the request in public in front of the Committee. I wasn't denying him anything.

School Committee Member Beaudry responded I was denied access to the paperwork and it is only 300 pages because I am only asking for the contract between the City and Gilbane in Division 1 of the contract, which Mr. Clougherty stated was about 300 pages. That is when I said I will bring my own CD down so the City doesn't even have to pay for the CD. I will purchase it myself and have them burn a CD for me. It is just access to information that any one of us on this Committee should be eligible to get at any time.

Mr. Clougherty stated the only input I have is that we have nothing to hide. Mr. Beaudry and I had a conversation about the Right-To-Know and it is all public information. Just about everything in my office is. You can just walk in and take a look at it. The only concern I had is that I know on the Board of Mayor and Aldermen side there is a policy, whether it is formal or informal, that when a Committee member asks for something every Board members gets a copy of what is requested. My concern in this particular case was that it was coming from a member of the Joint School Building Committee, which meant that I had 28 Board members now to deal with, as well as the Clerk's Office, the Superintendent's Office, my boss and 30 copies times 362 pages is 11,000 pieces of paper. That is why I was concerned. I didn't want to come into the Committee tonight after having given Mr. Beaudry this information and have somebody say why weren't we all given access to that. That is why I asked the question. If I was wrong, then that is fine and I will accept the consequences of that but I consulted with the Chairman and that was the advice that was given. I have the copy of the information this evening. Just for everybody's information, it is copies of our design-build contract along with the general conditions of that contract, which are the terms and conditions, payments, damages, suit resolutions and that type of thing. That is about 100 pages. Division I and II specifications. Division I of our contract is things like contract management, coordination, temporary facility submittals, how paperwork is handled and things like that. Division II deals with earth work and site work and utility work and things like that and then there is the change order summary, which is a simple Excel spreadsheet. I put all of that on a

CD. If anybody else would like a copy of it I would be more than happy to provide it. Otherwise, I will hand this over to Mr. Beaudry this evening.

Alderman DeVries stated I was just going to add that I think School Committeeman Beaudry is going to make good use of the information. I consider him to be a very good watchdog for this project and I am glad he is going to peruse the extensive contract and give it the once over.

Alderman Roy stated with full agreement to what Tim said about the amount of paper that would have been generated if there is a copy available this evening I would like to see it go to Committee member Beaudry but if a copy could be made available to maybe the Superintendent's office and the City Clerk's office and then those of us that want to go ahead and have copies made like myself we could go ahead and just request from our side so not to burden your budget or timeframe.

Mr. Clougherty responded that is not a problem. I can actually work with the City Clerk's Office to put it on a shared drive that you would most likely have access to.

Chairman Herbert asked can you do the same for the School District.

Mr. Clougherty answered yes.

Alderman Garrity stated it wasn't my intention to make sure that all 28 Board members get it. I personally don't want the information but I think Mr. Beaudry would be a good watchdog.

Chairman Herbert stated I wasn't intending to have 28 copies made either. I just wanted to make sure that it was public and that if anybody on this Committee wanted it that they would be allowed to get it at this point in time.

Alderman DeVries stated if there is further information that somehow can be supplied to a Board member that is available under the right-to-know I hope we don't have to repeat going through this delay to get that information to them, especially if it can be put on a disk. Maybe I need to address that to you, Mr. Clougherty. It wasn't a horrible delay but it did cause a week and a half or so delay to get something that was available under the right-to-know.

Chairman Herbert responded it was available at all times. If the public walked in, the public could have gotten a copy, put it in the computer there and looked at it. To say that it was not available is not quite accurate.

School Committee Member Kelley stated I have a few questions on the nurse's offices. My first question is when are the sinks going to be installed? Earlier in the month we met with the Safety Review Board and the sinks weren't installed at that time. The other question is are they going to have hot and cold water? Right now they just get warm water? My third question is about the medicine cabinets. The ones that are installed you can put your hands right up underneath. I just wanted to know when those things are going to be completed.

Mr. Jefferson stated I will speak to the medicine cabinets first. There will be another panel provided in back of that to fix the problem. As far as the sinks, there will be hot and cold water. I believe the one at Hillside is installed.

School Committee Member Kelley replied it would be good if I could have a date of when they are anticipated to be installed for our next Safety Review meeting. It is the first Wednesday in December.

Mr. Clougherty responded we can get you that information. Do you want it to go to you directly or to the Safety Review Board?

School Committee Member Kelley answered either one.

There being no further business, on motion of Alderman Thibault, duly seconded by Alderman DeVries it was voted to adjourn.

A True Record. Attest.

Clerk of Committee